



The Flags, Hemel Hempstead, HP2 4QH
Asking price £425,000

Sears & Co
estate & letting agents

A WELL PROPORTIONED three bedroom mid terrace family home situated in this RARELY AVAILABLE position on The Flags, Adeyfield, HP2. Accommodation includes an entrance hallway, living room, dining area, WELL APPOINTED kitchen, useful UTILITY ROOM, three first floor bedrooms and a REFITTED family bathroom. Externally the property further benefits from a private LOW MAINTENANCE rear garden and DRIVEWAY PARKING. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Hallway

Radiator. Tile effect flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access into the kitchen and living room.

Living Room

Double glazed window. Gas fireplace. Double doors leading to the dining room.

Dining Area

Double glazed doors leading to the garden. Wood effect flooring. Radiator. Open plan into the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and gas hob with extractor over. Space for a freestanding fridge freezer. One and a half sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Double glazed door leading to the garden. Access into the utility room.

Utility Room

Double glazed door. Fitted with a range of eye and base level units with work surfaces over. Butlers sink with mixer

tap. Space for a fridge freezer and washing machine. Recessed down lighting. Tile effect flooring.

First Floor Landing

Access into the loft. Access into all rooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

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Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Two double glazed windows. Fitted with a three piece white suite to include a panel enclosed bath with glass screen and 'aqualisa' shower over, cabinet enclosed wash hand basin and low level w/c. Chrome heated towel rail. Tile effect flooring. Partially tiled walls. Recessed down lighting.

To The Front

An area of block paving providing driveway parking. An area of lawn enclosed by picket fencing. Pathway to the front door and utility room door.

To The Rear

A private garden arranged with areas of patio and lawn. Outdoor light. Outdoor tap. Enclosed by timber panel fencing.

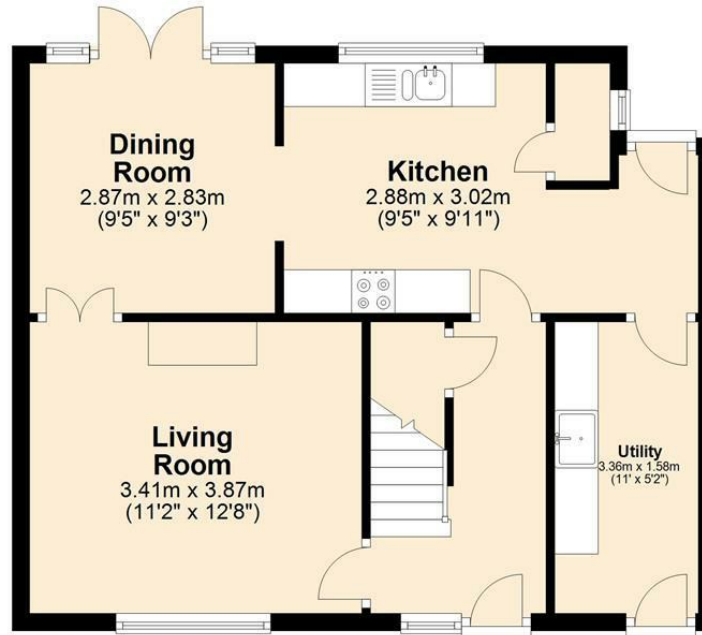


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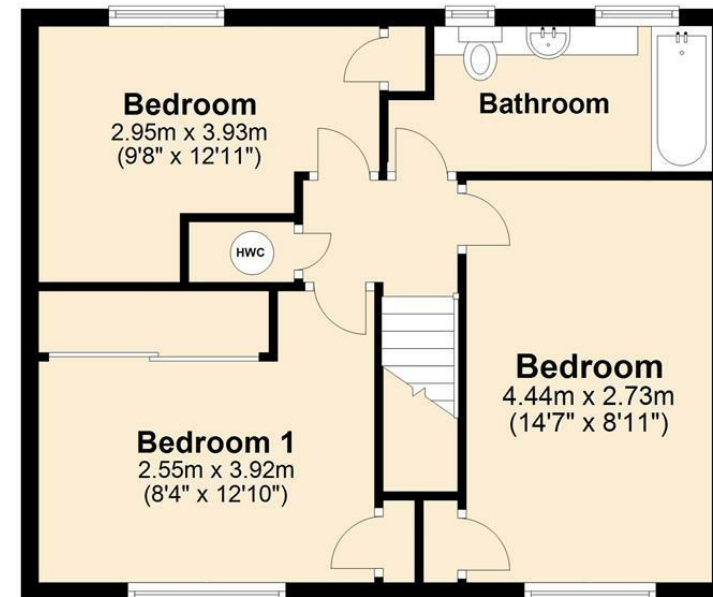
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 97.1 sq. metres (1044.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

